

FOR SALE 3 Bed Mid-Terrace Townhouse
16 Benmore Court, Pound Street, Newry, BT34 2TG

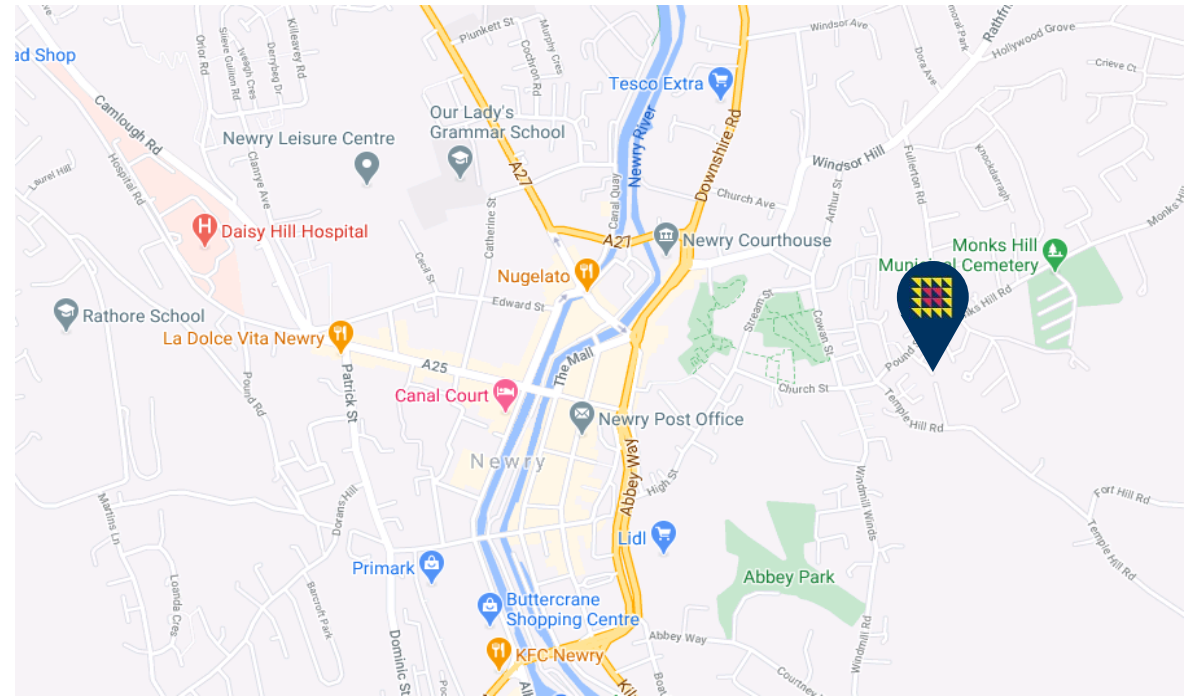
LOCATION / DESCRIPTION

The subject property is located in Benmore Court, off Pound Street. The property is located within walking distance of Newry City Centre and the amenities that it provides including being a c. 20 minute walk to Buttercrane Shopping Centre and The Quays.

The property comprises a 3 bed mid townhouse in need of refurbishment. The accommodation includes 3 bedrooms, kitchen/dining room and a family bathroom.

Internally the property has been decorated to include, plastered and painted walls and a mix of laminated and tile floor coverings on the ground floor and carpets on the first floor.

The property benefits from double glazed windows and doors, including double doors to the rear garden. The property is heated by oil fired central heating.

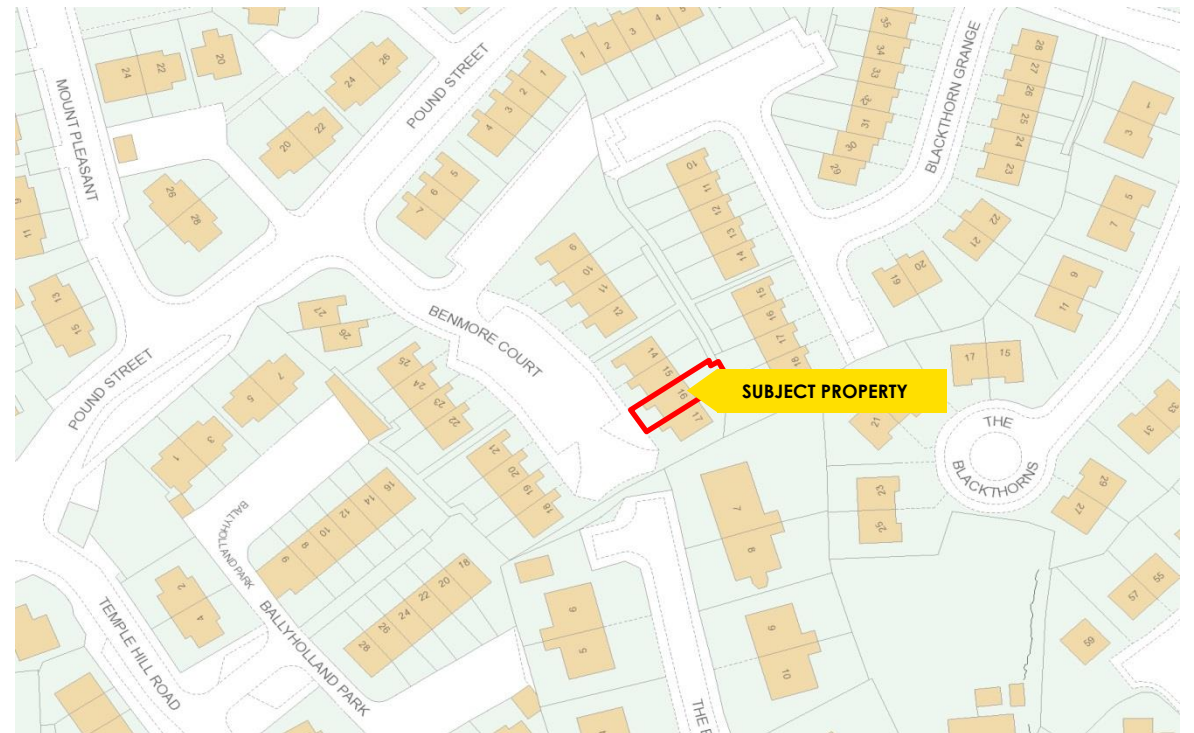


ACCOMMODATION

DESCRIPTION

AREA

Living Room	4.19 x 3.98
Kitchen	5.19 x 3.02
Bedroom 1	3.30 x 3.15
Bedroom 2	2.71 x 3.73
Bedroom 3	2.39 x 2.61
Bathroom	





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	52 E	
21-38	F		
1-20	G		

Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uk/si/2017/692/made>

Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

TENANCY DETAILS

The tenant is currently paying £400 per calendar month on an overholding lease.

SALES DETAILS

PRICE: Asking £92,500
TITLE: Assumed Freehold

VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

FURTHER DETAILS



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Our Ref: MJ/EC/9019

OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.